

CITY OF ISSAQUAH
Development Services Department

NOTICE OF DECISION

TO: Robert Pittman
Madison Marquette Retail Services
401 Broadway Avenue East, Suite 223
Seattle, WA 98102

Chandler Stever, Architect
1715 223rd Place NE
Sammamish, WA 98074

SUBJECT: ISSAQUAH COMMONS: Site Enhancements

APPLICATION: PLN12-00064 (Administrative Site Development Permit)

DECISION DATE: February 15, 2013

COMPREHENSIVE PLAN: Retail

LOT SIZE: Shopping center total: 1,237,297 square feet (28.4 acres)

REQUEST: Application for: Administrative Site Development Permit (ASDP) to rework the imaging of the shopping center, including exterior building enhancements, new environmental graphic elements, and minor landscaping improvements. The project also involves modifying the exteriors of the monument signs to the shopping center.

Site enhancements included for the Issaquah Commons project includes:

- Raised planters with benches, some tied in with the new upgraded landscaping
- Concrete benches
- Rock sculptures plinths
- Concrete planters with landscaping
- A gas fueled fire pit with lava rock
- Bicycle racks
- Relocated directory towers
- Light/Directory poles with planter hangers shaped as fish and small steel plate directory panels (poles 13'-9" tall)
- Monument sign improvements (with fish sculpture added to the sides of existing signs)
- Integral color concrete paving with alternate broom finish and hand tooled joints
- Stone planters with basalt columns (2-5 feet in height)
- A low bridge connection over a drainage swale (over a 24" culvert) from Building 'B' to the sidewalk along 10th Avenue (Maple Street)
- A reflexology path
- New awnings over the storefronts
- Directory light poles

LOCATION: The project site is located at the "Issaquah Commons" shopping center, addressed as with buildings 705 to 975 NW Gilman Boulevard.

K. C. PARCEL No. 282406-9310

DECISION MADE: On February 15, 2013, the Development Services Department conditionally approved the Administrative Site Development Permit (ASDP) for the above proposal. Approval of this application is based on the submittal of October 5, 2012. The Planning Permit is subject to the following conditions:

1. Provide cross-referenced site accessibility details for, ramps, handrails, sidewalks and accessible parking spaces.
2. No trees shall be planted within three feet of the existing hydrants.
3. All existing utility appurtenances (sewer manhole lids, catch basin lids, water meter lids, valve covers, etc.) shall be brought to grade if the proposed improvements change the grade.
4. Ensure that path of travel meets 2010 ADA requirements (cross slopes and running slopes).
5. Provide details of ramps (note cross slopes also).
6. Curb ramps shall be designed per City of Issaquah standard details T-07 and T-08.
7. Fire lane(s) are to be painted red with white letters stating "FIRE LANE NO PARKING." Required fire lanes shall be on the approved plans or decided by the Fire Marshal during a site visit. Please confirm with the Fire Marshal's Office.
8. Handicapped parking is required per Table 1106.1 2009 IBC. One of every 6 accessible spaces or fraction thereof must be van accessible, per Section 1106.5 2009 IBC and requires an 8' stall with an 8' access aisle. The slope of both the stall and the aisle may not exceed 2% and must be paved to provide a hard, stable surface. A van accessible parking sign is required and must be mounted at 60" minimum to the bottom of the sign.
9. Public Works Operations conditions:
 - a) Keep a 3' clear, level area around hydrants.
 - b) If grade changes where there is utility iron, MH's CB's SVB's Etc., then it shall be the contractors responsibility to raise them to grade.
 - c) Keep water meters accessible to where they can be maintained and read.
10. A complete landscape plan shall include the following:
 - a) A plant legend with the common and scientific name of all plants shown on the plan;
 - b) Quantities for all trees and shrubs;
 - c) S and acing for all groundcovers;
11. Planting Specifications: Planting holes shall be three times the diameter of the root-ball and the same depth as the root-ball for all plants.

12. Tree Staking: Trees will be staked using posts installed parallel to the trunk at least 12" away from the trunk and tied to the trunk with plastic interlocking tree ties or City approved equal. Large trees may be guyed with cables and anchors, subject to City approval. Do not use wire and hose with the wood stakes for the tree staking.
13. All landscaping shall be maintained in a safe, healthy and attractive manner in perpetuity as required by IMC 18.12.160. Any dead or unhealthy plant materials shall be replaced.
14. Any new landscaping shall not hide or hinder the use of the existing fire hydrants.
15. Changes and expansion to the landscaping irrigation system requires a Plumbing Permit.
16. Upon completion of the new landscaping, provide a landscaping maintenance bond in accordance with IMC 18.12.160.
17. New signage for the project will require the approval of a Sign Permit as required by the Sign Code, IMC 18.11.
18. Any new electrical requires a permit to be issued from Labor and Industries.
19. Bicycle racks and garbage receptacles shall be maintained at each of the buildings.
20. Police Department condition: The only concern is in regards to planting areas including the "Four Corners". The plants should be selected and maintained to allow sight distance for drivers who are pulling out or through those intersections. Currently the plants are overgrown and obstruct driver's views.

REASONS FOR DECISION:

1. The zoning of the site is "R", (Retail Commercial). The shopping center is an allowed use in the R zone. The improvements proposed to the shopping center facilities is allowed in this zone and is authorized to be reviewed under a "Level 1" Administrative Site Development Permit (per IMC 18.07.505-C). The proposal does not include expansion of the floor area of the retail stores.
2. The property is classified as "Retail" by the Issaquah Comprehensive Plan, amended January 16, 2011. The site is also within the Subarea of "Newport" designated by the Comprehensive Plan. The zoning designation of "R", Retail, is consistent with the Comprehensive Plan designation of Retail. The project is consistent with the zoning and Comprehensive Plan designations.
3. An Environmental Checklist was not required. The project is SEPA exempt. Proposal is limited to landscaping, patios and site amenities. No building expansion is proposed. None of the improvements proposed are within the critical areas (wetlands).
4. A Certificate of Transportation Concurrency was not required
5. The project meets the criteria of the Design Criteria of Appendix 2 of the Land Use Code, IMC 18.07 as follows:

A) Site Layout & Overall Design Concepts:

1. *Building Location*. Not applicable to the project. The retail buildings already exist at the Issaquah Commons site. No new buildings or additions are proposed. Most exterior enhancements to Building "A" (north and south ends) were completed as part of the expansion of that building for the Trader Joe's store under separate Planning and Building permits at the southeastern and north eastern corners of that building. The largest retail store, Target, to the west is part of the Issaquah Commons, but under different ownership and management and is not part of the site enhancements under this Planning Permit.
2. *Energy Efficient Design*: Not applicable.
3. *Functional Site Design*: The layout of the buildings of the site is not being altered. Some of the parking will be modified slightly. Non-motorized movement will continue to use the colored/textured walkways in place. Pedestrian areas by the plazas area are being expanded or redesigned to be more functional and pedestrian inviting.
4. *Lighting*: New lighting is shown on directory light poles that are shielded at the top. The poles are 13 feet 9 inches in height. The height of those light standards is acceptable. Some minor lighting is also proposed on the new low bridge structure east of Building 'B' (Wild Fin restaurant).
5. *Natural Setting – Views*: Not applicable.
6. *Existing Vegetation/Topography Features*: Topography of the site is mostly flat and is not being altered. Existing stands of significant vegetation will remain and new landscaping will be added as part of the enhancement plans
7. *Historical/Cultural Landmarks*: Not applicable.

B) Landscape Design and Use of Plant Materials:

1. *Design Elements*: Landscaping on the site will continue to maintain the minimum 30% pervious ratio as required by the Master Site Plan for the Issaquah Commons project. New plant materials are being added and include a variety of hardy plants and annuals (trees, shrubs and ground cover) that will be complementary to the existing design already in place.
2. *Design Unity*: Design unity has been achieved with the repetition of plant materials as identified in the plant legend, sheet L1.5. The plants proposed include a large variety of plants for season color both in permanent and seasonal plantings.
3. *Enhanced Design*: The landscaping is designed in an effective manner that creates interest by the plant materials chosen for year-around interest. The new landscaping being added is centered primarily around the new plaza areas in front of the buildings (not within the center of parking lots).
4. *Usable Open Space Design*: Usable open space design is created or enhanced in front of the buildings included with seating and table areas. Significant areas of aesthetic value or value for recreational purposes are not applicable to the project.
5. *Plant Materials - Selection*: The plants proposed for the project as identified on the plant legend are selected for their structure, texture and color as well as their ultimate growth and ease of maintenance. Seasonal color throughout the year will be provided. The plants will not be destructive to utilities, including water and sewer, sidewalks, building foundations or other structures. Noxious weeds and other invasive type plants will not be used. The landscaping is proposed to be irrigated as indicated on the irrigation plans provided.

C) Design Harmony and Compatibility:

1. *Accessory Structures:* New accessory structures includes street furnishing such as benches including those built in with the landscaping planters, art and sculpture, bicycle racks and a reflexology path.
2. *Building Materials/Components:* Building materials will include replacement of the awning fabric with the existing awnings at the buildings. 3 or 4 colors will be uses chosen in the green-cherry-gray shades. The awnings are not proposed to be expanded.
3. *Compatibility:* The changes proposed with the site enhancements are designed to be oriented with the entrances to the buildings and will be compatible with other surroundings within the shopping center.
4. *Design Components:* Bright/brilliant colors are not used. Architecture of the buildings is not being altered with the Planning Permit. Some enhancements were done earlier under a separate Planning and Building Permit for the Trader Joe's store at Building 'A' that matched the design components already in place.
5. *Signage:* Any wall signage for new tenants will require a separate sign permit and need to comply with the requirements of the Sign Code, Chapter IMC 18.11. New wall signs are not proposed with this application. Any additional signage for the shopping center including directory type signs shall comply with the sign code, including directional and informational signage The project indicates that the directory signage towers in the center of the project will be relocated
6. *Transition:* The project site enhancements to the buildings transitions well among each other, including the materials chosen, colors and landscaping. Further site enhancements with the Target building would be desirable; however, that building is on a separate lot and under different ownership and management. Development Services Department will work with Target in the future as upgrading of that site and building occurs.
7. *Projects with Multiple Structures:* The project includes multiple structures (Buildings A-G) as identified on the Site Plan, sheet A1.00, and with the overall site enhancements drawing shown outside of those buildings on sheet A1.01.

D) Nonmotorized and Vehicular Areas:

1. *Barrier-Free:* Barrier free parking as required will continue to be met and is in compliance with Table 1106.1 of the 2009 International Building Code. Barrier free parking was altered with the building expansion to Building 'A', but is not being altered with the site enhancement of this Planning Permit. Those stalls will need to continue to be labeled and signed appropriately as part of on-going site maintenance.
2. *Circulation/Trail Access:* Not applicable.
3. *Design – Parking Areas:* the parking areas for the shopping center were modified around Building 'A' under that phase. Minor changes to the parking are proposed with the site enhancements plan that includes changing angle parking between Buildings 'C' and 'G' to a 90 degree layout. This changes the parking count in this area from 20 to 18. A parking stall is also eliminated south of Building 'D' (Tutta Bella) for enhanced landscaping. Parking for the shopping center is more than adequate per code. 1,059 parking stalls are required and 1,213 parking stalls are provided.

4. *Public Access – Adjacent to Site:* Not applicable. Existing public sidewalks surround the Issaquah Commons site.
5. *Public Access – Within Site:* Site access into the site is proposed to be enhanced with a slow bridge connecting the sidewalk along 10th Avenue (Maple Street) to Building 'B' (Wild Fins restaurant).
6. *Trail Design:* Not applicable.
7. *Transition of Design Elements and Amenities:* Not applicable

E) Service and Storage Areas:

1. *Screening – Service Yards and Outdoor Storage:* Service areas that current serve the Issaquah Commons buildings are not changing for this project. The refuse and recycling container storage areas currently exists and are screened with solid walls and landscaping.
2. *Screening – Display Areas:* Appropriate screening exists and will be maintained.

F) CPTED (Crime Prevention through Environmental Design) – Storefronts:

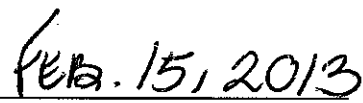
The site can easily be seen to provide visual surveillance from the abutting streets surrounding the shopping center. No fences, gates or hedges are proposed around the site for territorial additional screening. Landscaping is designed to allow some surveillance into the site while providing screening of parked vehicles and beautification of the shopping center. Safe night lighting is provided for both pedestrian and vehicular safety around the site. Some new lighting will be added with light directory poles and small footbridge.

6. The project application and plans were routed to all projects reviewing City departments. Their comments and concerns have been addressed in this Notice of Decision and as conditioned.

TIME LIMIT OF DECISION:

The final decision approving the Administrative Site Development Permit, Planning application PLN12-00064, is valid for three years as specified by IMC 18.04.220-D, or as amended by the Issaquah Land Use Code.


Jerry Lind, Senior Planner


Date

JL/jl

EXHIBIT LIST:

1. Application, PLN12-00051, received 10-5-2012
2. Vicinity map
3. Affidavit and Legal description, received 10-5-2012
4. Notice of Complete Application, dated 10-18-2012

Project Plans:

5. Cover sheet, sheet TS1.01, received 10-5-2012
6. Existing overall site plan, sheet A1.00, received 10-5-2012
7. Overall site plan, sheet A1.01, received 10-5-2012
8. Four corners patio plans, sheet A2.01, received 10-5-2012
9. Massage envy patio plan & Starbucks patio plan, sheet A2.02, received 10-5-2012
10. Wild Fins bridge plan, 12th Ave. Café patio plan, sheet A2.03, received 10-5-2012
11. Chipolte patio plan, Tutta Bella patio plan, sheet A2.04, received 10-5-2012
12. Site improvement details, sheet A3.01, received 10-5-2012
13. Directory light pole, monument sign improvement, 4 corners directory tower, sheet A3.02, received 10-5-2012
14. Four corners planting plan, sheet L1.0, received 10-5-2012
15. Massage Envy, Starbuck's planting plan, sheet L1.1, received 10-5-2012
16. Maple Street planting plan, sheet L1.2, received 10-5-2012
17. 12th Avenue Café planting plan, sheet L1.3, received 10-5-2012
18. Tutta Bella Planting plan, sheet L1.3, received 10-5-2012
19. Plant list, sheet L1.5, received 10-5-2012
20. Irrigation details, sheet L1.6, received 10-5-2012
21. Four corners irrigation plan, sheet L2.0, received 10-5-2012
22. Starbucks irrigation plan, sheet L2.1, received 10-5-2012
23. Tutta Bella irrigation plan, sheet L2.2, received 10-5-2012
24. 12th Avenue Café irrigation plan, sheet L2.3, received 10-5-2012

PLN12-00064,Issaquah Commons site enhancements,NOD

705 – 975 NW Gilman Boulevard

